



**King County**

K.C. Date Received \_\_\_\_\_

## CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

### **PROJECT NAME: Snoqualmie Riverfront Reach Acquisition**

Applicant Jurisdiction(s): City of Snoqualmie

Open Space System: Above Snoqualmie Falls

*(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)*

Acquisition Project Size: 1.6 acres (10 parcels) - 12.95 acres (22 parcels)

*(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)*

CFT Application Amount: \$1,304,000

*(Dollar amount of CFT grant requested)*

Type of Acquisition(s): ☒ Fee Title

☐ Conservation Easement

☐ Other:

### **CONTACT INFORMATION**

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Date: 03/17/15

### **PROJECT SUMMARY:**

*(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)*

The project proposes to acquire one or more open space-zoned parcels along the Snoqualmie River west bank, between SE Northern St. and SE Fir St., and from SE River St. to the King County Snoqualmie Valley Regional Trail (SVRT) corridor. These riverfront reach properties are within the FEMA-designated 100-year floodway and have consequently suffered repetitive flood damage. The City also recognizes the aesthetic quality, passive recreation and habitat restoration opportunities of the riverbank. The primary risk to natural processes in this river reach are floodway residences and the threat of additional development. The City's goal is to acquire these riverfront properties for open space, reducing residential flood damage and restoring riparian habitat. Additionally, in multiple city visioning processes, Snoqualmie citizens have repeatedly expressed strong interest in a Snoqualmie River riverwalk that connects with the regional trail system via the King County Snoqualmie Valley Regional Trail. A riverwalk would provide a recreational resource for residents and visitors to enjoy an unobstructed view of our natural scenic shoreline and surrounding landscape, supporting healthy living and tourism.

The City has made significant progress toward this goal. To date, the city has acquired 33 parcels along the riverfront totaling approximately 6,360 lineal feet and 46.5 acres. The large section of riverfront open space between Tokul Road and Northern Street, located immediately north of the proposed acquisition reach, was acquired through development project mitigation and the Snoqualmie Preservation Initiative. Nine of the riverfront parcels in the project area were acquired previously by the City through FEMA Flood Hazard Mitigation grants or permanent open space donations. Three riverfront parcels received KCD funding for riparian restoration, increasing shading and improving water quality for downstream salmon habitat. Between 2012 and 2014, five of the riverfront parcels were acquired utilizing Flood Control Zone District, King County Conservation District and Conservation Futures tax funding. As of 2014, the riverfront was recommended for \$1,062,945 Ecology Floodplains by Design (FBD) funding to the state legislature, which would help fund four acquisitions, as well as restoration and partial riverwalk design, though the FBD legislative budget will not be finalized until June 2015.

Twenty three properties remain to be acquired from willing sellers in the riverfront reach acquisition project. Tier 1 priority properties include a triangular property along Meadowbrook Way SE; three contiguous parcels between Schusman Ave SE and Meadowbrook Way SE on SE Park St.; two contiguous parcels north of Riverview Park on Park Ave SE; and three contiguous parcels that front Railroad Ave SE (see attached map). The second tier properties include all the remaining properties within the riverfront reach. All Tier 1 property owners have expressed interest in selling their parcels at this time; there are also several interested Tier 2 sellers. This application addresses all Tier 1 and the northern-most Tier 2 properties.

## 1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- |                                             |                                                   |
|---------------------------------------------|---------------------------------------------------|
| ■ A. Wildlife habitat or rare plant reserve | ■ E. Historic/cultural resources                  |
| ■ B. Salmon habitat and aquatic resources   | ■ F. Urban passive-use natural area/greenbelt     |
| ■ C. Scenic resources                       | ■ G. Park/open space or natural corridor addition |
| ■ D. Community separator                    | ■ H. Passive recreation opportunity/unmet needs   |

A. Wildlife habitat or rare plant reserve- This reach of the Snoqualmie River serves as a significant habitat area and large wildlife corridor for elk, deer, beaver, wintering bald eagles, pileated woodpecker, songbirds and other native species. Most of the natural vegetation has been removed and replaced with landscape species characterized as lawn grass, residential gardens and orchards within the developed portions of the riverbank. One of the major goals of the riverfront acquisition project is to conserve, protect and restore natural systems along the Snoqualmie River for wildlife habitat.

B. Salmon habitat and aquatic resources- The watershed supports wild runs of coho, Chinook, pink, chum and steelhead salmon; Chinook is present in the Snoqualmie River. Although Chinook salmon habitat cannot be directly supported as the proposed acquisition reach is upstream of the Snoqualmie Falls, habitat restoration within this area will improve instream conditions for Chinook downstream and for other resident fish, including other salmonids. The removal of impervious surfaces will also improve hydrological function, sediment transport processes, and instream habitat structure. Rainbow trout, cutthroat trout, mountain whitefish, torrent sculpin, sucker, and brook lamprey habitat has been also noted above Snoqualmie Falls. Educational signage highlighting the cultural and natural environment will be installed along the riverwalk trail.

C. Scenic resources- Some locations in the river reach provide intermittent views of the Snoqualmie River, including FEMA buyout lots/open space parcels, city parks and the Meadowbrook Bridge. Acquiring parcels in this reach allows the City to enhance the unique and high-quality views of Snoqualmie River and Mt. Si, providing a striking scenic community backdrop.

D. Community separator- The River reach provides the Northern edge to downtown and adjacent residential neighborhoods, helping maintain its distinct character from the Mill Pond area to the North, partially zoned for commercial uses.

E. Historic/cultural resources- Snoqualmie has a rich heritage and wealth of historic and cultural resources from thousands of years of native American habitation and its more recent 100+ years of European settlement. Natural and cultural sites and features provide tangible reminders of past events, people, places and lifestyles. These heritage resources contribute to Snoqualmie's unique identity and are highly valued by local residences. Acquisition and restoration will improve the aesthetics within two City Historic Districts, and of the County-designated Historic Landmark of Meadowbrook Bridge.

F. Urban passive-use natural area/greenbelt- see H, below. The project contributes to passive greenbelt of over 3 acres and improves access to the Snoqualmie River.

G. Park/open space or natural corridor addition- Acquisition of reach properties will reduce gaps in public ownership along the Snoqualmie River and the regional trail system (see H, below). The City currently owns approximately 6,260 lineal feet of the 10,000 lineal feet of riverfront property starting north of Tokul Road to the King County Snoqualmie Valley Regional trail. The riverfront reach includes the existing Sandy Cove Park (a passive recreation park) and Riverview Park (a high bank passive/active park) together with twenty five riverfront parcels of permanent open space. Preventing further utilization of the floodway in the reach will preserve the option to restore floodplain functions and eliminate repetitive flood damages.

H. Passive recreation opportunity in area with unmet needs- The 2012 *City of Snoqualmie Open Space, Parks and Recreation Plan* identifies a current recreational need of approximately 10.67 acres Water Access Area. The riverfront reach provides an excellent opportunity for high-quality passive recreation of regional significance; acquiring these parcels would allow urban nature trail connections to both the Preston-Snoqualmie trail and the King County Snoqualmie Valley Trail, closing gaps in the regional trail system. Furthermore, the planned Tokul Road roundabout project will extend an urban trail from Snoqualmie Falls (which draws approximately 2 million visitors per year) to the riverwalk and its regional connections. The City is committed to expanding and supporting the extensive trail network in the City and along the River; the City received \$65,000 in grant funds to form a stakeholder committee and develop a Snoqualmie Riverwalk Master plan, with conceptual river trail designs and restoration priorities. A riverwalk plan has been called for over the years by citizens and in other plans, such as the 2005 *Downtown Vision Plan*; 2006 *Destination Development and Economic Plan*; 2010 *Downtown Master Plan*; and the 2011 *Bicycle & Pedestrian Recommendations Report*. The Snoqualmie Riverwalk Master plan draft has since been completed, and is undergoing review for Council adoption. The City has budgeted \$792,000 of city funds for the riverwalk project, to match potential award of Floodplains by Design (FBD) funding (see project summary, paragraph 2).

## 2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe *in the space below* how the proposed acquisition satisfies each marked criteria.

- ☒ A. Educational/interpretive opportunity
- ☒ B. Threat of loss of open space resources
- ☒ C. Ownership complexity/willing seller(s)/ownership interest proposed
- ☒ D. Partnerships - Describe any public or private partnerships that will enhance this project
- ☒ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- ☐ F. Transferable Development Credits (TDC) participation

A. Educational/interpretive opportunity - Educational/interpretive opportunities will be provided through stream corridor management and future signage. The extensive riparian area within and adjacent to the reach presents large habitat restoration opportunities that would involve volunteers and students coordinated with nonprofits, similar to activities already conducted by the City with Mountains to Sound Greenway and Stewardship Partners. Acquisitions also provide opportunity for public education/interpretive cultural and natural resource signage on the future riverwalk, which projects high use from trail connections to Snoqualmie Falls and its 2 million annual visitors.

B. Threat of loss of open space resources - Although acquisitions in this reach have been relatively successful to date, many property owners have been contacting the City for several years in hopes of selling their property; some have mentioned they may finally pursue selling to private entities, which would make acquisitions much more difficult. Riverbank erosion has been recorded in different reach areas, and in 2012 there was minor road failure from erosion in the reach. As such, the City has a strong interest in preventing new development and removing existing structures from the river's edge, allowing bank stabilization, riparian restoration, minimizing siltation, while allowing public access in a continuous, scenic river greenbelt.

C. Ownership complexity/willing seller(s)/ownership interest proposed - Within the Tier 1 properties, all of the property owners expressed interest in selling their property to the City; all but two of the properties in this application have signed letters of interest in selling. If the City receives requested CFT funds, it will contact Tier 1 property owners to confirm interest. If the property owner is no longer interested, the City would actively seek out Tier 2 property owners willing to sell within this reach. The project has had exceptional public support over time (see section 1.H. Passive recreation opportunity).

D. Partnerships - Describe any public or private partnerships that will enhance this project: The City entered into an agreement with King County for the use of shared funding in connection with the Upper Snoqualmie Residential Flood Mitigation Riverfront Acquisition project, identified in the King County Flood Control Zone District's (FCD's) capital improvement program. FCD has allocated \$3 million to assist the City in acquiring flood-prone properties within the city, allowing up to \$150,000 per property, and will be used as matching dollars. When FEMA Hazard Mitigation Grant Program funding becomes available via a presidential disaster declaration, the City will apply through the State EMD for grant funding for acquisitions; the City will be applying this year for FEMA grants for 2 additional acquisitions. As of 2014, the riverfront was recommended for \$1,062,945 Ecology Floodplains by Design (FBD) funding to the state legislature (which would partially fund acquisitions), though the FBD legislative budget will not be final until June 2015. This year, the City will also be applying for FCD Conservation Watershed Management (CWM) funds for additional restoration dollars, and will be applying past CWM funds towards structural removals. A 2014 Recreation Conservation Office (RCO) for riverwalk design and construction funding went unawarded, though the City was encouraged by RCO staff to reapply in 2016. The City works with the King County acquisitions unit to negotiate acquisitions. Mountains to Sound Greenway Trust (MTSG) participated in the Snoqualmie Riverwalk Master plan and helped assess riverfront restoration priorities. After property acquisition, the City will continue seeking partnership with MTSG for restoration and public education.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? - All of the properties adjacent to the Snoqualmie River (save commercially zoned properties between SE Fir St and SE River St) are identified in the 2014 *City of Snoqualmie Comprehensive Plan* as Open Space; plan policies 3.5.2 and 7.3.5 address the riverwalk, and the Capital Improvement Program includes Riverwalk Acquisitions (pages 1-12, 1-23, and CIP page 4 in Element 2). An objective of the 2005 *City of Snoqualmie Downtown Vision Plan* is to expand and improve the parks, trails, linear open space amenities in and around the downtown by opening up views and access to the river from downtown parks and a riverwalk trail. The 2006 *City of Snoqualmie Destination Development and Economic Plan* recommended opening up the riverfront for public access. The 2010 *City of Snoqualmie Downtown Master Plan* identifies that the acquisition of open space between Snoqualmie Falls and the 418-acre Three Forks Natural Area and the 248-acre Meadowbrook Farm will provide the missing link to the numerous local and regional trails in the area. The 2011 *City of Snoqualmie Bicycle & Pedestrian Recommendations Report* provided a conceptual preliminary location of the riverwalk trail, which was incorporated in the 2012 *Open Space, Parks and Recreation Plan*. The 2012 *Open Space, Parks and Recreation Plan* recommends acquiring and preserving additional shoreline access for waterfront trails and water-related recreation.

F. Transferable Development Credits (TDC) - This project does not propose using Transfer of Development Credits.

### 3. STEWARDSHIP AND MAINTENANCE

*How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?*

The newly acquired land will become part of the existing approximately 46.5 acres of permanent public open space located immediately north of and within the proposed acquisition reach. With the leadership of a non-profit group such as the Mountains to Sound Greenway Trust, future stream corridor management will be implemented with the help of volunteers and school youth. CWM grant and other funding sources will be sought for restoration work and early on-going maintenance at these sites. The City Parks Department will accept all maintenance responsibilities in perpetuity.

### 4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT <sup>a</sup>	CFT: \$1,304,000
2) TOTAL PEL APPLICATION AMOUNT <sup>b</sup>	PEL:

<sup>a</sup>Allowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

<sup>b</sup>King County projects only, if applicable.

#### Estimation of property value:

*Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).*

Property parcel values are based on listed 2014 King County Assessment values with a 20% market factor. The King County acquisitions unit usually estimates a 20-30% market increase over assessed valued in appraisals, and acquisitions in this project have followed this trend.

#### Tier 1 parcels:

7819200460, 0.18 acres  
7849200005, 0.17 acres  
7849200010, 0.17 acres  
7849200450, 0.12 acres  
7849200455, 0.12 acres  
7851200055, 0.21 acres  
7851200050, 0.25 acres  
7851200045, 0.18 acres  
5417100045, 0.09 acres

#### Tier 2 parcel:

7849200425, 0.09 acres

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$2,524,200
Title and appraisal work	\$40,000 (10 appraisals at \$4,000 each)
Closing, fees, taxes	\$40,000 (10 closing/fees at \$4,000 each)
Relocation	\$20,000 (2 relocations, up to \$10,000 each)
Hazardous waste reports	\$35,000 (10 reports at \$3,500 each)
Directly related staff, administration and legal costs	\$80,000 (10 acquisition staff time, \$8,000 each)
<b>Total Project Costs (CFT and other funds)</b>	<b>\$2,739,200</b>

<b>MATCHING FUNDS: Existing Sources</b> (CFT can only provide a maximum of 50% of anticipated project costs)	<b>DATE</b> (Expended or Committed)	<b>DOLLAR AMOUNT</b> (Expended or Committed)
King County Flood Control Zone District	Committed as of 5/23/12	\$1,360,200 (~\$150,000 for 10 properties; and \$10,200 est. for parcel 5417100045)
<b>Total CFT Funds Previously Received This Project</b>		\$960,000 (\$75,000 remaining)
<b>Total Matching Funds and Past CFT Funds Currently Identified</b>		\$1,435,200 (\$75,000 CFT remaining + \$1,360,200 match)
<b>Unidentified Remaining Match Need</b>		\$19,000

**Unidentified remaining match need: What funds are anticipated and what is the time frame?**

*Please briefly discuss how the unidentified remaining match need above will be met.*

The Department of Ecology has recommended the Riverfront Phase I project in this riverfront reach for \$1,062,945 Floodplains by Design (FBD) funding through the state legislature; the award includes riverwalk trail design, as well as \$450,000 for acquisitions and \$165,000 for restoration. The City will receive notice whether the project is funded in the legislative budget in June 2015. An FCD Conservation Watershed Management grant application is also in process for an additional \$50,000 restoration funding.

The City has budgeted \$792,000 of city funding for the riverwalk project, a portion of which can be used towards match should FBD go un-awarded.

## 5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

<b>Brief Activity Description</b>	<b>Dollar Value of In-kind Contribution</b>	<b>Status</b> (Completed or Proposed)	<b>Activity Date Range</b> (Completion Date or Proposed Completion Date)
N/A			
<b>TOTAL</b>			

## 6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

8 ½ x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

**Site Map that shows the following:**

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

**Location Map that shows the following:**

- Other permanently protected open spaces (private, non profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



# City of Snoqualmie 2015 CFT Grant Location Map

## Legend

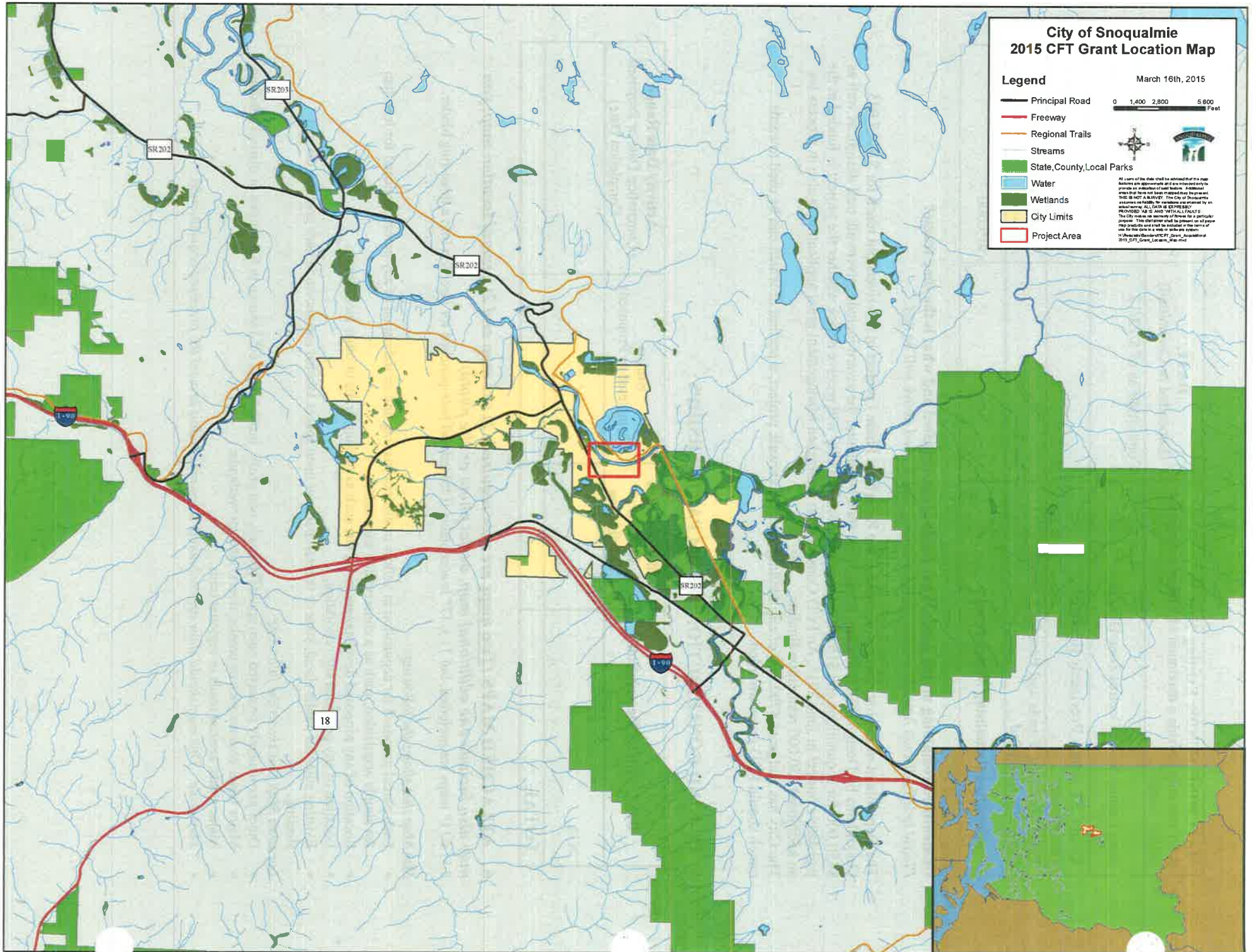
March 16th, 2015

- Principal Road
- Freeway
- Regional Trails
- Streams
- State, County, Local Parks
- Water
- Wetlands
- City Limits
- Project Area

0 1,400 2,800 5,600 Feet



All users of the data shall be advised that this map is for informational purposes only and does not constitute a warranty or representation of fact. The City of Snoqualmie assumes no liability for damages or injuries resulting from the use of this map. The City of Snoqualmie reserves the right to modify this map at any time without notice. This disclaimer shall be printed on all pages of the map and shall be included in the title block of the map. The City of Snoqualmie reserves the right to modify this map at any time without notice. This disclaimer shall be printed on all pages of the map and shall be included in the title block of the map.











Existing Snoqualmie Riverfront Reach, 2012 Aerial Photo